

Testimony in support of the passage of

**HB 5511 AN ACT CONCERNING THE BUDGET, SPECIAL ASSESSMENTS AND ASSIGNMENT OF FUTURE
INCOME APPROVAL PROCESS IN COMMON INTEREST OWNERSHIP COMMUNITIES.**

proposed to the Joint Judiciary Committee

By Maxine Nelson

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I would like to thank the chairman and vice chairman and all the members of the Joint judiciary committee for their forbearance and attention in this matter.

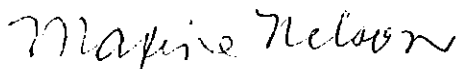
Honored Senators and Representatives of the Ct. General Assembly and members of this community I would personally like to attest to the fact that on the last budgetary vote in Heritage Village the following scenario occurred:

- A) Of the 2,580 unit owners with a vote only 1,786 were voted
- B) Of those who voted 1,291 unit owners vote to reject the proposed budget meaning 72% of the voters
- C) There were 595 votes to accept the budget meaning 33% of those who actually voted
- D) 40 ballots were disqualified for reasons unbeknownst to us
- E) The budget however was approved as 754 units not voted were counted as yes votes

Ladies and Gentlemen as you can see from the above numbers the residents who take the greatest interest in our condominium have essentially been victimized by the current law: furthermore, it is counterintuitive to consider a failure to vote as anything but an abstention and should not be taken as a yea or a nay vote.

I wish again to thank the members of this committee and ask you that HB 5511 be passed to the general assembly and not die in committee.

Sincerely,



Maxine Nelson

March 25, 2012